

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Manby Road, Castle Vale, Birmingham, B35 6HJ

£230,000



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* GOOD SIZE FAMILY HOME * THREE GENEROUS BEDROOMS * MODERN OPEN PLAN KITCHEN/DINING AREA * NO UPWARD CHAIN! * OFF ROAD DRIVEWAY * ONLINE 360 TOUR AVAILABLE NOW!!

HAVE YOU BEEN SEARCHING FOR YOUR NEXT FAMILY HOME? TAKE A CLOSE LOOK AT THIS ONE!

This WELL PRESENTED, end of terrace house, has to be viewed to appreciate the size and standard of accommodation on offer... but don't take my word for it! CALL OUR CASTLE BROMWICH OFFICE ON 0121-748 -7272 TO ARRANGE A VIEWING.

The property is accessed via a block paved DRIVEWAY providing parking for your vehicles along with a REAR GARAGE and leading to a double glazed, entrance door. The property comprises:- entrance hallway, guest W.C/Utility Room, OPEN PLAN FAMILY KITCHEN AND DINING AREA, EXTENDED KITCHEN WITH APPLIANCES INCLUDED, LOUNGE and rear garden to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and a MODERN FAMILY BATHROOM.

The property benefits from central heating and double glazing both where specified and is offered with NO UPWARD CHAIN!

Energy Rating Performance C

APPROACH

The property is accessed via the a dropped kerb and leading to:-

Driveway

A block paved driveway providing parking for your vehicles with a brick and wrought iron railing border and leading to a double glazed entrance door.

Entrance Hallway

Double glazed window to the side. Doors leading to ground floor accommodation:-

Utility Room/Separate W.C

Suite comprises of a low-level WC and wash hand basin. Radiator. Plumbing for a washing machine. Obscured double glazed window to the front.

Open Plan Kitchen/Dining Area

18'10" including stairs x 8'2" (5.74m including stairs x 2.49m)

A range of wall and base units with work surfaces over and incorporating a stainless steel, sink and drainer unit with mixer tap

over. Appliances include a five ring gas hob, separate double electric oven and dishwasher. Storage cupboards. Double glazed windows to the front. Staircase to the first floor landing.

Lounge

19'1" x 11'11" (5.82m x 3.63m)

Feature gas fire. Wood effect flooring. Radiator. Ceiling fan lights. Double glazed window and door to the rear allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Storage cupboards. Doors giving access to first floor accommodation:-

Bedroom One

11'2" x 9'2" (3.40m x 2.79m)

Double glazed window to the front and radiator. Wood effect flooring.

Bedroom Two

12'1" x 10'9" (3.68m x 3.28m)

Double glazed window to the rear and radiator. Wood effect flooring.

Bedroom Three

9'2" x 7'8" (2.79m x 2.34m)

Double glazed window to the rear and radiator. Wood effect flooring.

Bathroom

Suite comprises of a separate shower cubicle with a boiler fed shower over, a corner bath unit, wash basin and low flush WC. Tiling to the walls. Ceiling spotlights. Double glazed window to the front. Wall mounted radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter with rear gate access. The garden has paved patio areas and border shrubbery.

Garage

14'0" x 8'0" approx (4.27m x 2.44m approx)



The garage has double wooden doors to the rear with additional door access from the rear garden.

